



CANNON BUILDING  
861 SILVER LAKE BLVD., SUITE 203  
DOVER, DELAWARE 19904-2467

STATE OF DELAWARE  
**DEPARTMENT OF STATE**

DIVISION OF PROFESSIONAL REGULATION

TELEPHONE: (302) 744-4500  
FAX: (302) 739-2711  
WEBSITE: WWW.DPR.DELAWARE.GOV

<b>PUBLIC MEETING MINUTES:</b>	<b>DELAWARE REAL ESTATE COMMISSION</b>
<b>MEETING DATE AND TIME:</b>	<b>Thursday, February 14, 2013 at 9:00 a.m.</b>
<b>PLACE:</b>	861 Silver Lake Boulevard, Dover, Delaware <b>Conference Room A</b> , Second Floor of the Cannon Building
<b>MINUTES APPROVED:</b>	March 14, 2013

**MEMBERS PRESENT**

Christopher J. Whitfield, Professional Member, Chairman  
Michael Harrington, Sr., Professional Member, Vice Chairman  
Andrew Staton, Professional Member, Secretary  
Vincent M. White, Professional Member  
Ricky H. Allamong, Professional Member  
Gilbert Emory, Public Member  
James C. Brannon, Jr., Public Member  
Patricia O'Brien, Public Member  
Joseph F. McCann, Public Member

**DIVISION STAFF/ DEPUTY ATTORNEY GENERAL**

Eileen Kelly, Deputy Attorney General  
Sandra Wagner, Administrative Specialist III

**ALSO PRESENT**

Craig Brown  
Danielle Benson, Real Estate Education Committee  
Denise Tatman, DAR  
Angela Emerson, SCAOR  
Doug Doyle, Real Estate Education Committee

**CALL TO ORDER**

Mr. Whitfield called the meeting to order at 9:06 a.m.

**REVIEW OF MINUTES**

Mr. Staton made a motion, seconded by Mr. Brannon, to approve the minutes of the meeting held on January 10, 2013. By unanimous vote the motion carried.

## **NEW BUSINESS**

### **Education Committee Report**

Ms. Benson reported that the Education Committee met on February 7, 2013. Ms. Benson reported on the approvals, denials, and tabled items in the minutes. The Education Committee reviewed the draft proposed regulatory changes to the Education Guidelines allowing the hours accumulated from successful completion of the Broker's pre-licensing course towards the required continuing education. A question was raised whether any state's pre-licensing broker's course would count towards the CE requirements, or just Delaware. Ms. Kelly said that was brought up after the Education Committee meeting and would be discussed further. Ms. Benson stated that she thought that CE credit could be obtained only through Delaware's Pre-licensing Broker's Course.

### **Recommendation to Approve and Deny Course Providers, Instructor Applications and Student**

Mr. Allamong made a motion, seconded by Mr. White, to approve the minutes of the February 7, 2013 meeting of the Real Estate Education Committee with modification of approving course titled: Fair Housing Amendments Acts of 1988 to be placed in Module 7 instead of denying the course. By unanimous vote, the motion carried.

### **Applications for Licensure**

#### **Ratification of Salesperson Applications**

Mr. White made a motion, seconded by Mr. Emory, to ratify the following applications for salespersons:

Deborah Sweeney, Patterson Schwartz, Greenville, DE  
Raymond Kyle, Long & Foster Real Estate, Bethany Beach, DE  
Christie Murphy, Harrington ERA Realty, Milford, DE  
Constance McMahon, Mark Handler Real Estate, Wilmington, DE  
Patrick Lorenz, Patterson Schwartz, Greenville, DE  
Colin James, Coldwell Banker Residential Brokerage, Bethany Beach, DE  
Stephen Weick, Sperry Van Ness-Corporate Property Strategies, LLC, Wilmington, DE  
Joseph Cotumaccio, III, Coldwell Banker Preferred, Media, PA  
Patrick Backus, Jack Lingo Inc. Realtor, Rehoboth Beach, DE  
Joshua Reynolds, Patterson Schwartz, Hockessin, DE  
Gary Kirk, Patterson Schwartz, Greenville, DE  
Antonio Furio, Referral Realty, Wilmington, DE  
Gary Smyth, Patterson Schwartz, Newark, DE  
Eugene Pester, IV, Patterson Schwartz, Hockessin, DE  
Samantha Lennon, Patterson Schwartz, Newark, DE  
Basharat Siddiqi, L3D Referral Realty, LLC, Dover, DE  
Margaet Simpers, Patterson Schwartz, Greenville, DE  
Hemambaradhara Rao Isukapalli, Patterson Schwartz, Dover, DE  
Rebecca Green, National Referral Real Estate, Wilmington, DE  
Jamie Watson, Re/Max Twin Counties, Milford, DE  
John McCool, Century 21 Alliance, Aston, PA  
Mark Houlihan, Patterson Schwartz, Dover, DE  
Michael McKee, Coldwell Banker Preferred, Wilmington, DE  
Vanessa Nyemb, Meyer and Meyer Realty, Wilmington, DE  
Nicole Keller, Re/Max Realty Group, Rehoboth Beach, DE

Gordon Winegar III, DSM Commercial Real Estate Services, Newark, DE  
Blair Helmick, Prudential Fox & Roach, Wilmington, DE  
Brian Twilley, Weichert Realtors, Chadds Ford, PA\*  
Nichols Messina, Prudential Fox & Roach Realtors, Wilmington, DE\*  
James Morton, Patterson Schwartz Real Estate, Hockessin, DE\*  
Edward Lambert, Keller Williams Realty, Wilmington, DE\*  
Elizabeth Bennett, Long & Foster Real Estate, Rehoboth Beach, DE\*  
Kevin Padgett, Prudential Fox & Roach, Newark, DE\*  
James Wicks, Patterson Schwartz Greenville, Greenville, DE\*  
Dushyant Patel, Patterson Schwartz Real Estate, Hockessin, DE\*  
Carlos Bernal, Keller Williams Realty, Christiana, DE\*  
Daniel Burton, Coldwell Banker Resort Realty, Rehoboth Beach, DE\*  
Kenneth Van Every, Keller Williams, Wilmington, DE\*  
Diane Kazi, Meyer & Meyer Realty, Wilmington, DE\*

By unanimous vote, the motion carried.

#### Review of Salesperson Applications

The Commission reviewed the salesperson's application of Craig Brown. Mr. Harrington made a motion, seconded by Mr. McCann, to approve Mr. Brown's application. By unanimous vote, the motion carried.

The Commission reviewed the salesperson's application of Gregory Perry. Mr. Harrington made a motion, seconded by Mr. McCann, to approve Mr. Perry's application. By unanimous vote, the motion carried.

#### Review of Broker Application

The Commission reviewed the broker's application of Jennifer Stein. Mr. Allamong made a motion, seconded by Mr. Brannon, to table Ms. Stein's application. By unanimous vote, the motion carried.

The Commission reviewed the broker's application of Henry Renaud. Mr. Staton made a motion, seconded by Mr. White, to approve Mr. Renaud's application. By unanimous vote, the motion carried.

The Commission reviewed the associate broker's application of Judson Wambold. Mr. Staton made a motion, seconded by Mr. White, to approve Mr. Wambold's application. By unanimous vote, the motion carried.

#### Review of Applications for Reinstatement

The Commission reviewed the application of Allison Murray for reinstatement of a salesperson's license. Mr. Staton made a motion, seconded by Ms. O'Brien, to approve Ms. Murray's application pending passing the state and national portions of the exam. By unanimous vote, the motion carried.

The Commission reviewed the application of Simone Braxton for reinstatement of a salesperson's license. Mr. Staton made a motion, seconded by Ms. O'Brien, to approve Ms. Braxton's application. By unanimous vote, the motion carried.

The Commission reviewed the application of Kathleen Larlham for reinstatement of a salesperson's license. Mr. Staton made a motion, seconded by Ms. O'Brien, to approve Ms. Larlham's application pending passing the state portion of the exam. By unanimous vote, the motion carried.

#### Review of Applications for New Offices

The Commission reviewed the application of G & E Real Estate, Inc., DBA Newmark Grubb Knight Frank for a new office. Mr. Allamong made a motion, seconded by Mr. Brannon, to table this application for new pictures of the office in Wilmington. It appears the pictures submitted are from the office in CA. By unanimous vote, the motion carried.

The Commission reviewed the application of Presto Realty Company for a new office. Mr. Brannon made a motion, seconded by Mr. White, to approve this application. By unanimous vote, the motion carried.

Mr. Whitfield made a motion, seconded by Mr. Staton, to amend the agenda to add Maggio/Shields new office and branch office applications. By unanimous vote, the motion carried.

Mr. Brannon made a motion, seconded by Mr. Emory, to approve the applications of Maggio/Shields for a new and branch office with the submission of pictures. Office permits will be issued once pictures are received by office. By unanimous vote, the motion carried.

#### Status of Complaints

Complaint No. 02-14-11 – Closed  
Complaint No. 02-19-11 – Closed  
Complaint No. 02-20-11 – Dismissed  
Complaint No. 02-23-11 – Closed  
Complaint No. 02-24-11 – Closed  
Complaint No. 02-27-11 – Forwarded to the Attorney General's Office  
Complaint No. 02-01-12 – Dismissed  
Complaint No. 02-01-13 – Assigned to Mr. Mr. Staton  
Complaint No. 02-02-13 – Assigned to Mr. Mr. Harrington  
Complaint No. 02-03-13 – Assigned to Mr. White  
Complaint No. 02-04-13 – Assigned to Mr. Whitfield  
Complaint No. 02-05-13 – Assigned to Mr. Staton  
Complaint No. 02-06-13 – Assigned to Mr. White  
Complaint No. 02-26-11 – Closed  
Complaint No. 02-27-12 – Forwarded to the Attorney General's Office

#### Review of Consent Agreement Regarding Case No. 02-23-12 Regarding Mark A. Singleton

Mr. Staton made a motion, seconded by Mr. White, to accept and approve the consent agreement for Mark Singleton. Mr. Singleton's license will stay in a suspended status. By unanimous vote, the motion carried.

#### **OLD BUSINESS**

Review of Salesperson Application

The Commission reviewed the tabled application of Yvonne Perry. Ms. Perry submitted the requested information for the Commission to review. Mr. Staton made a motion, seconded by Mr. Brannon, to approve Ms. Yvonne Perry for a salesperson's license. By unanimous vote, the motion carried.

**OTHER BUSINESS BEFORE THE COMMISSION** (for discussion only)

There was no other business before the commission for February.

**PUBLIC COMMENT**

Ms. Tatman stated that DAR will be updating the disclosure form and the statewide sales agreements.

The Commission took a 10 minute break from 9:40 a.m. to 9:50 a.m.

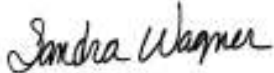
**NEXT SCHEDULED MEETING**

The next meeting will be held on Thursday, March 14, 2013 at 9:00 a.m.

**ADJOURNMENT**

Mr. Staton made a motion, seconded by Ms. O'Brien, to adjourn the meeting. By unanimous vote, the motion carried. The meeting adjourned at 9:52 a.m.

Respectfully submitted,



Sandra Wagner  
Administrative Specialist III

*The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Board members and the public in supplementing their personal notes and recall for presentations.*